

003.A

Map

0001

Block

0022.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 565,100 /

USE VALUE: 565,100 /

ASSESSed: 565,100 /

Total Card /

Total Parcel

565,100

565,100

565,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		CHANDLER ST, ARLINGTON

OWNERSHIP

Owner 1:	MALEK NIR
Owner 2:	SVERDLOV NETA
Owner 3:	
Street 1:	18 CHANDLER ST #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	ROSENSTEIN GREGG M -
Owner 2:	CULLER LAURETTE M -
Street 1:	18 CHANDLER ST #1
Twn/City:	Arlington
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 1285 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7219																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	565,100			565,100
Total Card	0.000	565,100			565,100
Total Parcel	0.000	565,100			565,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	439.77	/Parcel:	439.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	556,800	0	.		556,800	556,800	Year End Roll	12/18/2019
2019	102	FV	543,400	0	.		543,400	543,400	Year End Roll	1/3/2019
2018	102	FV	481,200	0	.		481,200	481,200	Year End Roll	12/20/2017
2017	102	FV	439,100	0	.		439,100	439,100	Year End Roll	1/3/2017
2016	102	FV	439,100	0	.		439,100	439,100	Year End	1/4/2016
2015	102	FV	406,100	0	.		406,100	406,100	Year End Roll	12/11/2014
2014	102	FV	387,800	0	.		387,800	387,800	Year End Roll	12/16/2013
2013	102	FV	387,800	0	.		387,800	387,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENSTEIN GREG	105-62		8/22/2008		392,500	No	No		
WOJNAROWICZ BON	U79-138		6/25/2003		338,000	No	No		
DEVELOPMENT WEL	U70-102		12/26/2000		305,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2010	707	New Wind	1,945					REPLACE 4 WINDOWS
6/27/2008	707	Manual	2,500					remove and replace

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	Measured	DGM	D Mann
6/4/2001	External Ins	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/11/20	04:23:19

LAST REV

Date	Time
05/14/18	09:48:31
danam	
14549	

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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1924	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	390.286
Other Features:	72250
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	694258
Depreciation:	129132
Depreciated Total:	565126

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	2	1
Totals				
1		6	2	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	472.25	
Special Features:	0	Val/Su Net:	439.77	
Final Total:	565100	Val/Su SzAd	439.77	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,285	390.290	501,51	
Net Sketched Area:		1,285	Total:	501,51	
Size Ad	1285	Gross Are	1285	FinArea	128

SUB AREA DETAIL

[illegible]

IMAGE

